

PLANNING COMMISSION AGENDA (DRAFT)

August 27, 2013

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: July 23, 2013

I. PUBLIC HEARINGS

1. BROCKWAY FARMS (MINOR)
2. BURGESS PATTON SUBDIVISION; R/S OF LOT 6 OF THE POPE HEIRS SUBDIVISION (MINOR)
3. CLARKSTON SQUARE; R/S OF LOT 2 OF NATIONAL SUBDIVISION THIRD ADDITION (MINOR)
4. HAWKS RIDGE ESTATES THIRD ADDITION; R/S OF LOT 1 OF HAWKS RIDGE SECOND ADDITION, A R/S OF LOT 6 OF HAWKS RIDGE ESTATES AND A R/S OF LOT 12 OF PARKER RIDGE SECOND ADDITION
5. HUNTSVILLE MADISON COUNTY INDUSTRIAL PARK PHASE II; R/S OF LOT 3 (MINOR)
6. INSPIRATION ON GREEN MOUNTAIN (WITHDRAWN)
7. PASSERELLE SUBDIVISION (WITHDRAWN)
8. WEST HUNTSVILLE ADDITION; R/S OF LOTS 1A, 1B, AND 1C, R/S OF PART OF BLOCK 116 (MINOR)
9. **LOCATION, CHARACTER, & EXTENT**
 - a. PUBLIC WORKS FACILITY PARKING LOT (#792)
 - b. NEW FIRE STATION #6 (#801)
 - c. TWICKENHAM SQUARE REVISE STREET LIGHTS (#802)
10. **ZONING**
 - a. PROVIDENCE PLANNED DEVELOPMENT (0211): AMENDMENT
 - b. HUNTSVILLE ANNEXED LANDS MASTER PLAN UPDATE
 - c. ZONING ORDINANCE AMENDMENT: FORM BASED CODE DEVELOPMENT DISTRICT REGULATIONS
 - d. ZONING ORDINANCE AMENDMENT: MOBILE FOOD VENDING UNITS
Amends Zoning Ordinance Article 3 - Definitions; amends Articles 23, 24, 25, 40 and 44 - Uses Permitted; and amends Article 73 - Supplementary Regulations, to add regulations concerning mobile food vending units

II. SUBDIVISIONS

1. BROCKWAY FARMS (MINOR)

Layout (3 lots) Developer: Satterfield Limited Partnership
Final (3 lots) Engineer: Garver

Located: Northwest City, east of Old Monrovia Road and south of Oakwood Road

2. BURGESS PATTON SUBDIVISION; R/S OF LOT 6 OF THE POPE HEIRS SUBDIVISION (MINOR)

Layout (3 lots) Developer: W. Patton
 Surveyor: Berger & Berger, LLC.

Located: Northwest City, east of Blue Spring Road and north of Winchester Road

3. CLARKSTON SQUARE; R/S OF LOT 2 OF NATIONAL SUBDIVISION THIRD ADDITION (MINOR)

Layout (2 lots)

Developer: Hylis, Inc.

Engineer: Pugh Wright McAnally

Located: Southwest City, west of South Memorial Parkway and south of Weatherly Drive

4. HAWKS RIDGE ESTATES THIRD ADDITION; R/S OF LOT 1 OF HAWKS RIDGE SECOND ADDITION, A R/S OF LOT 6 OF HAWKS RIDGE ESTATES AND A R/S OF LOT 12 OF PARKER RIDGE SECOND ADDITION

Layout (2 lots)

Developer: ServisFirst Bank

Preliminary (2 lots)

Engineer: Smith Engineering

Final (2 lots)

Located: Northeast City, east of High Mountain Road and north of Red Tail Lane

5. HUNTSVILLE MADISON COUNTY INDUSTRIAL PARK PHASE II; R/S OF LOT 3 (MINOR)

Layout (2 lots)

Developer: JIT Services, Inc.

Final (2 lots)

Engineer: Johnson and Associates, Inc

Located: Southwest City, east of Wall Triana Blvd. and north of Electronics Blvd.

Waiver: non radial lot line between lot 3A & 3B

6. LEGACY AT JONES FARM APARTMENTS PHASE 1

Boundary Plat (248 units)

Developer: RBJ Bailey, LLC

Engineer: G.W. Jones & Sons

Located: Southeast City, north of Cecil Ashburn Drive and east of Carl T. Jones Drive

7. WEST HUNTSVILLE ADDITION; R/S OF LOTS 1A, 1B, AND 1C, R/S OF PART OF BLOCK 116 (MINOR)

Layout (3 lots)

Developer: R. Schrimsher

Final (3 lots)

Engineer: Mullins LLC

Located: Southwest City, north of Bob Wallace Avenue and west of Triana Blvd.

Waiver: U&D easements underneath building for lot 1A and 1C; angle of side lot line between lot 1A, 1B, & 1C

III. LOCATION, CHARACTER, & EXTENT

1. PUBLIC WORKS FACILITY PARKING LOT (#792)

Developer: COH

Located: Southwest City, south of Johnson Road and west of East Schrimsher Lane

2. NEW FIRE STATION #6 (#801)

Developer: COH Architect: SKT Architects

Located: Southwest City; north of Drake Avenue and west of Ivy Avenue

3. TWICKENHAM SQUARE REVISE STREET LIGHTS (#802)

Developer: Twickenham Square Partners, LLC, Twickenham Place LLC, PHD Hotels

Engineer: 4 Site

Located: Central City; north of Governors Drive and west of Gallatin Street

IV. VACATION OF RIGHT OF WAY

Vacate Pleasant Row Right of Way, R/S of Roosevelt Park, Plat 15, page 82, Deed Book 879, Page 855

V. ZONING

1. PROVIDENCE PLANNED DEVELOPMENT (0211): AMENDMENT
Major change to the Providence Planned Development, PD-H, LUI 56.
Changes the layout of the planned development to reallocate property in various transects resulting in an overall increase in the amount of property allocated to Transect 4 and an overall decrease in the amount of property allocated to Transect 1
2. HUNTSVILLE ANNEXED LANDS MASTER PLAN UPDATE
Located: Generally east of I-65, south of Huntsville Brownsferry Road, west of Mooresville Road and north of Old Highway 20 in Limestone County
3. ZONING ORDINANCE AMENDMENT: FORM BASED CODE
DEVELOPMENT DISTRICT REGULATIONS
Amends the Zoning Ordinance to add Article 67 -- Form Based Code Development District Regulations.
4. ZONING ORDINANCE AMENDMENT: MOBILE FOOD VENDING UNITS
Amends Zoning Ordinance Article 3 - Definitions; amends Articles 23, 24, 25, 40 and 44 - Uses Permitted; and amends Article 73 - Supplementary Regulations, to add regulations concerning mobile food vending units

5. SHARP REZONING (1305)
Located: South of U.S. Highway 72 West and on the west side of Burgreen Road
Rezoning Request: From Highway Business C-4 District to Commercial Recreation C-5 District (24.73 acres)
6. SOCKWELL REZONING (1306)
Located: West of U.S. Highway 231 South and north of English Drive
Rezoning Request: From Residence 1-A District to Office District (3.23 acres)
7. ZONING ORDINANCE AMENDMENT: URBAN AGRICULTURE
Amends Zoning Ordinance Article 3 - Definitions; amends Articles 10, 17, 20, 21, 23, 24, 25, 40, 44, 50, 60, 64 and 66 - Uses Permitted; amends Article 73 - Supplementary Regulations; and amends Article 92 - Board of Adjustment, to add regulations concerning urban agriculture.

VI. INVOCATION/EXTENSION OF BONDS

1. Grand Lake
2. McMullen Place Phase II at McMullen Cove
3. Carrington Phase III
4. Bellewood Park: R/S
5. Slaughter Road: R/S
6. Chase Creek West II: R/S